

Planning Commission

Agenda

**May 12, 2016
City Hall, Council Chambers
749 Main Street
6:30 PM**

For agenda item detail see the Staff Report and other supporting documents included in the complete meeting packet.

Public Comment will be limited to three (3) minutes per speaker.

- I. Call to Order
- II. Roll Call
- III. Approval of Agenda
- IV. Approval of Minutes
 - [April 14, 2016](#)
- V. Public Comment on Items Not on the Agenda
- VI. Regular Business – Public Hearing Items
 - [Lots 6&10, Block 3, CTC 1 Final PUD: A request for a 62,400 SF industrial building on Lots 6 and 10, Block 3, Colorado Technological Center, Filing #1.](#)
 - Applicant: Comunale Properties (John Comunale)
 - Owner: Tech Commons, LLC
 - Representative: Kimley-Horn and Associates, Inc. (Dan Skeehan)
 - Case Manager: Scott Robinson, Planner II
 - [305 Arthur Final PUD: A request for a 17,940 SF single story industrial flex building with associated site improvements on Lot 1 of the Business Center at CTC, Replat E.](#)
 - Applicant and Representative: Etkin Johnson Real Estate Partners (Liz Cox)
 - Owner: EJ 305 South Arthur LLC
 - Case Manager: Lauren Trice, Planner I
 - [Kestrel Final PUD Amendment: A request for an amendment to the existing Kestrel PUD to allow for 9 additional affordable housing units.](#)
 - Applicant, Owner, and Representative: Boulder County Housing Authority (Norrie Boyd)
 - Case Manager: Lauren Trice, Planner I
 - [A Resolution of Denial for Business Center at CTC GDP Amendment: A request for an amendment to the Business Center at CTC general development plan to allow wedding/event venues. This project received a recommendation of denial at the April 14, 2016 Planning Commission meeting.](#)
 - Case Manager: Lauren Trice, Planner I

VII. Planning Commission Comments

VIII. Staff Comments

IX. Items Tentatively Scheduled for the regular meeting June 9, 2016:

- **Balfour Senior Living Plat/PUD Amendment:** A request for a final Plat and planned unit development (PUD) to allow for a new 54-unit Assisted Living Community.
 - Applicant, Owner, and Representative: Balfour Senior Living (Hunter MacLeod)
 - Case Manager: Lauren Trice, Planner I
- **105 Roosevelt Minor Subdivision:** A request for a minor subdivision to create two lots out of one at 105 Roosevelt Avenue.
 - Applicant, Owner, and Representative: Creel Keress
 - Case Manager: Scott Robinson, Planner II
- **Business Center at CTC Rezoning:** A request to rezone Lot 1, Block 3, Business Center at CTC from PCZD-C to PCZD-I.
 - Applicant, Owner, and Representative: Etkin Johnson (Jim Vasbinder)
 - Case Manager: Scott Robinson, Planner II
- **McCaslin Blvd Small Area Plan:** A request to review a draft copy of the McCaslin Blvd Small Area Plan.
 - Staff member: Scott Robinson, Planner II

X. Adjourn